104.0	0002	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	933,100	/	933,100
USE VALUE:	933,100	/	933,100
ASSESSED:	933,100	/	933,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AXTMAN GORDON C--ETAL
Owner 2:	AXTMAN MARTHA GURRY
Owner 3:	
Street 1:	8 FOX MEADOW LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AXTMAN GORDON C--ETAL -
Owner 2:	AXTMAN MARTHA GURRY -
Street 1:	8 FOX MEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 16,384 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 2494 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16384.000	294,400	600	638,100	933,100
Total Card	0.376	294,400	600	638,100	933,100
Total Parcel	0.376	294,400	600	638,100	933,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.14 | /Parcel: 374.1

Legal Description

User Acct 66859

GIS Ref

GIS Ref

Insp Date 09/14/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 104.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	294,400	600	16,384.	638,100	933,100	933,100	Year End Roll	12/18/2019
2019	101	FV	244,500	600	16,384.	638,100	883,200	883,200	Year End Roll	1/3/2019
2018	101	FV	243,200	0	16,384.	546,900	790,100	790,100	Year End Roll	12/20/2017
2017	101	FV	243,200	0	16,384.	510,500	753,700	753,700	Year End Roll	1/3/2017
2016	101	FV	243,200	0	16,384.	437,500	680,700	680,700	Year End	1/4/2016
2015	101	FV	228,400	0	16,384.	392,000	620,400	620,400	Year End Roll	12/11/2014
2014	101	FV	228,400	0	16,384.	362,800	591,200	591,200	Year End Roll	12/16/2013
2013	101	FV	228,400	0	16,384.	345,900	574,300	574,300		12/13/2012

!8262!

PRINT

Date	Time
12/10/20	22:50:32

LAST REV

Date	Time
10/01/18	15:51:36

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8262

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AXTMAN GORDON C	1388-131		8/13/2010	Partial Ints	10,000	No	No		SOLD 2122 SFT OF LAND TO 21 LONGMEADOW RD
	990-195		10/1/1984		145,000	No	No		Y

USER DEFINED

Prior Id # 1:	66859
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	Meas/Inspect	BS	Barbara S
2/27/2009	Meas/Inspect	163	PATRIOT
10/31/2000	Hearing Chag	201	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	264	PATRIOT
8/15/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16384		Sq. Ft.	Site		0	70.	0.56	4									638,067						638,100	

Total AC/HA:	0.37612	Total SF/SM:	16384	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	638,067	Spl Credit		Total:	638,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.17447543
Const Adj.:	0.99989998
Adj $ / SQ:	123.308
Other Features:	84800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400038
Depreciation:	105610
Depreciated Total:	294428

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

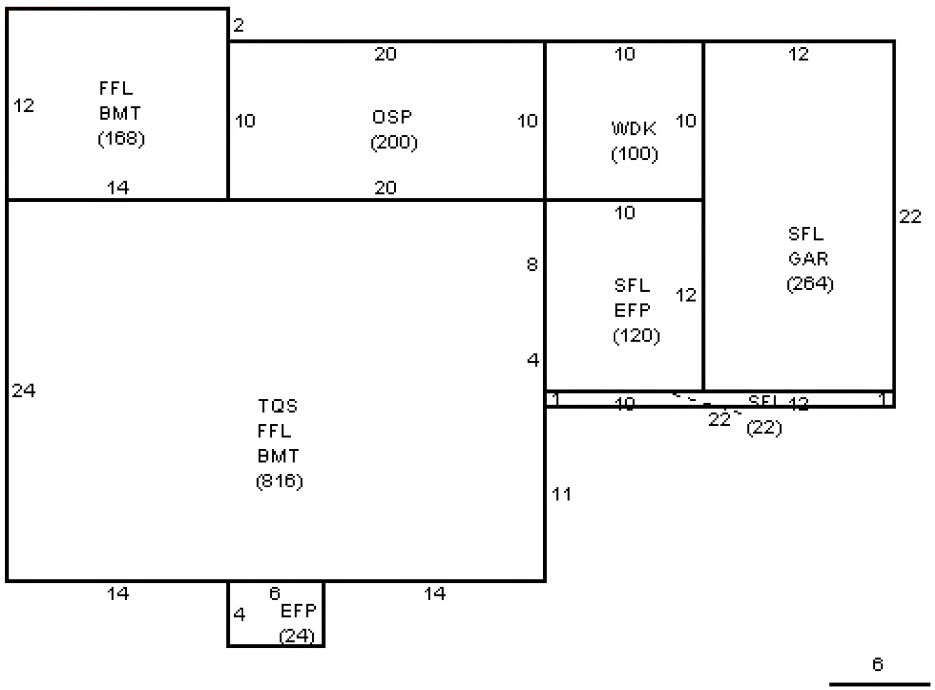
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	123.31
Special Features:	0	Val/Su Net:	79.70
Final Total:	294400	Val/Su SzAd	147.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	984	49.010	48,231
FFL	First Floor	984	123.310	121,335
TQS	3/4 Story	612	123.310	75,464
SFL	Second Floor	406	123.310	50,063
GAR	Garage	264	24.470	6,459
OSP	Screen Porch	200	27.220	5,444
EFP	Enclos Porch	144	46.130	6,642
WDK	Deck	100	16.000	1,600
	Net Sketched Area:	3,694	Total:	315,238
Size Ad	2002	Gross Are	3898	FinArea 2494

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 104.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X12	A	AV	1965	7.67	T	40	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600